157.0	0008	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 632,700 / 632,700
					USE VALUE: 632,700 / 632,700
					ASSESSED: 632,700 / 632,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
253		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEPHENS DAVID/TRUSTEE
Owner 2:	STEPHENS HOUSER TRUST
Owner 3:	
Street 1:	253 RENFREW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOUSER EDWARD B JR -
Owner 2:	STEPHENS DAVID F -
Street 1:	253 RENFREW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1208 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	191,700		441,000	632,700
Total Card	0.161	191,700		441,000	632,700
Total Parcel	0.161	191,700		441,000	632,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 523.98 | /Parcel: 523.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	105095
GIS Ref	
GIS Ref	
Insp Date	05/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0008-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	191,800	0	7,000.	441,000	632,800	632,800	Year End Roll	12/18/2019
2019	101	FV	176,700	0	7,000.	441,000	617,700	617,700	Year End Roll	1/3/2019
2018	101	FV	176,700	0	7,000.	371,700	548,400	548,400	Year End Roll	12/20/2017
2017	101	FV	176,700	0	7,000.	340,200	516,900	516,900	Year End Roll	1/3/2017
2016	101	FV	176,700	0	7,000.	289,800	466,500	466,500	Year End	1/4/2016
2015	101	FV	165,900	0	7,000.	252,000	417,900	417,900	Year End Roll	12/11/2014
2014	101	FV	165,900	0	7,000.	233,100	399,000	399,000	Year End Roll	12/16/2013
2013	101	FV	165,900	0	7,000.	221,800	387,700	387,700		12/13/2012

!12351!

PRINT

Date	Time
12/11/20	02:26:49

LAST REV

Date	Time
06/25/18	13:11:48
apro	
12351	

USER DEFINED

Prior Id # 1:	105095
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOUSER EDWARD B	31028-299		1/5/2000	Convenience	1	No	No		
YORK DONALD ART	30957-278		12/14/1999	Change>Sale	217,000	No	No		
YORK DONALD/ETA	26458-303		7/1/1996		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	MEAS&NOTICE	BS	Barbara S
11/13/2008	Measured	336	PATRIOT
1/25/2000	Inspected	263	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	441,000	Spl Credit		Total:	441,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	66500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277823
Depreciation:	86125
Depreciated Total:	191698

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 2 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

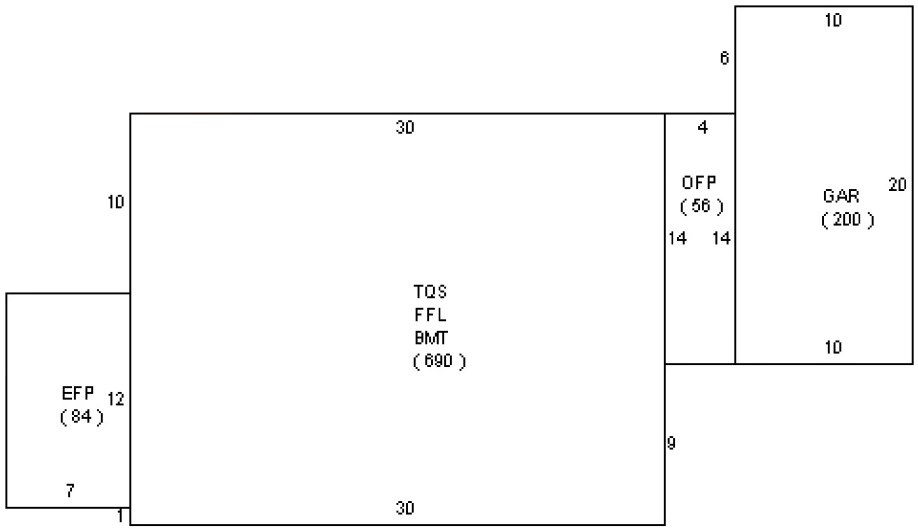
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	85.66
Final Total:	191700	Val/Su SzAd	158.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	690	42.100	29,046
FFL	First Floor	690	140.320	96,820
TQS	3/4 Story	518	140.320	72,615
GAR	Garage	200	27.220	5,444
EFP	Enclos Porch	84	59.030	4,959
OFP	Open Porch	56	43.560	2,439

Net Sketched Area: 2,238 | Total: 211,323

Size Ad 1207.5 | Gross Are 2410 | FinArea 1208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

157.0-0008-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						

More: N | Total Yard Items: | Total Special Featues: | Total: